

COUNTY OF FRESNO FISCAL YEAR 2002-03 ACTION PLAN

**for
Community Development Block Grant
HOME Investment Partnerships Program
and Emergency Shelter Grant**

Prepared by
Fresno County Planning & Resource Management Department
Community Development Division
2220 Tulare Street, 6th Floor
Fresno, California 93721
(559) 262-4292

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Prepared by the
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EXECUTIVE SUMMARY

The Action Plan is an application for \$5,630,000 in Community Development Block Grant (CDBG) funds, \$2,009,000 in HOME Investment Partnerships Program funds, and \$195,000 in Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). The Action Plan describes how the funds will be used during the 2002-03 Fiscal Year.

The Community Development Division, which is part of the Fresno County Planning & Resource Management Department, prepares the Action Plan and administers the CDBG and HOME programs as directed by the Board of Supervisors. The Board directed the Human Services System (HSS) to administer the ESG Program.

This document is required in order to address community issues for participants in the Urban County as defined by the CDBG Program. The Urban County currently includes the unincorporated areas of Fresno County and nine of its fifteen cities. The participating cities are Clovis, Coalinga, Firebaugh, Kerman, Kingsburg, Parlier, Reedley, Sanger and Selma. Data for cities of Fowler, Huron, Mendota, Orange Cove and San Joaquin are included should they decide to rejoin the Urban County. The City of Fresno prepares a separate Action Plan for submittal to HUD.

HOUSING NEEDS TO BE ADDRESSED

Funding for the HOME Investment Partnerships projects comes from the entitlement allocation of \$2,009,000 and program income, primarily housing loan proceeds, estimated at \$500,000 for a total of \$2,509,000. The allocation of funds for housing and the needs that are addressed, reflect the needs discussed in the Consolidated Plan for Fiscal Years 2000-04. An estimated 188 households with incomes at or below 80% of area median will be assisted with FY 2002-03 CDBG and HOME funds used for housing programs. Budgets for the housing programs are as follows:

Owner-Occupied Rehabilitation	\$ 1,768,000
New Family Rental Project, Del Rey (CHDO).....	700,000
Downpayment Assistance	360,000
Rental Rehabilitation	30,100
Clovis Rehab/Repair.....	30,000
CDBG Housing Program Administration.....	755,779
HOME Program Administration	<u>200,900</u>
Total.....	\$ 3,844,779

Funds earmarked for owner-occupied rehabilitation include \$1,290,000 from HOME and \$530,000 from CDBG. Rental rehabilitation funds include \$40,000 from HOME and \$20,000 from CDBG.

HOMELESS AND OTHER SPECIAL NEEDS

The Human Resources Advisory Board (HRAB) provides recommendations to the Board of Supervisors concerning the allocations of CDBG to social service agencies. A selection committee co-chaired by the Fresno County Purchasing Division and consisting of Human Services System Staff, HRAB members, various Fresno County Departments and other interested community members provides the Board of Supervisors recommendations concerning allocations of Emergency Shelter Grant. The Human Services System (HSS), which administers the ESG program, issued a Request for Proposals in February 2002 soliciting applications from community based providers of emergency shelter services. In 2001-02, HSS provided ESG funding to two programs, the Marjoree Mason Center and the Youth Sanctuary, for a total of \$195,700. The Marjoree Mason Center provides emergency services and housing assistance to victims of domestic violence. The Youth Sanctuary provides shelter services for non-delinquent homeless youth.

HRAB accepts and evaluates applications from social service agencies for funds from the CDBG allocation for social services. The Board of Supervisors has set-aside \$232,240 in CDBG for social services for FY 2002-03, but the actual programs will be selected at a later date. The Board also has set aside \$35,000 to renew an Agreement with the Fair Housing Council of Central California to continue to provide fair housing services.

COMMUNITY DEVELOPMENT BLOCK GRANT

Funding for Community Development Block Grant (CDBG) projects comes from the entitlement allocation of \$5,630,000 and program income, primarily housing loan proceeds, estimated at \$617,925 for a total of \$6,247,925. The funds will be budgeted as follows:

CDBG Projects in Cities.....	\$2,162,149
Public Facilities and Improvement Projects (unincorp).....	750,000
Housing Rehabilitation Programs.....	550,000
Sheriff's Area Based Policing Program	552,260
Social Services Programs	232,240
Fair Housing	35,000
CDBG Housing Program Administration	755,779
General Management Oversight and Coordination	1,170,938
Indirect Cost	34,559
Public Information	5,000
Total.....	\$6,247,925

Projects in the cities are listed in Table D on page 22, and the public facilities and improvements projects in unincorporated areas are listed in Table E on page 23. In addition, the Listing of Proposed Projects at the end of the Action Plan contains a brief description of each project that will be funded.

ACTION PLAN

INTRODUCTION

The Action Plan constitutes an application for Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and Emergency Shelter Grant (ESG) funds that the County receives annually from HUD. The purpose of the Action Plan is to describe how the funds will be used and to address other related regulations governing the Plan. The Action Plan begins with a discussion of available resources for housing and public facilities projects. The beginning of this Plan primarily discusses housing activities, including activities undertaken to address the needs of the County's homeless population. Discussion of public facilities and improvement projects to be funded with CDBG begins on page 21 of the Action Plan.

The Action Plan primarily concerns the Urban County as defined by the CDBG program. The Urban County currently includes the unincorporated areas of Fresno County and nine of its fifteen cities. The nine cities are Clovis, Coalinga, Firebaugh, Kerman, Kingsburg, Parlier, Reedley, Sanger, and Selma. The cities of Fowler, Fresno, Huron, Mendota, Orange Cove, and San Joaquin are not part of the Urban County. The City of Fresno receives a separate entitlement allocation from HUD and prepares a separate Action Plan.

The Community Development Division of the Fresno County Planning & Resource Management Department prepares the Action Plan and administers the CDBG and HOME programs as directed by the Board of Supervisors. The Board directed the Human Services System to administer the ESG program and CDBG-funded community-based organization programs.

A large part of the Action Plan is the Appendices and other documents that follow the narrative discussion addressing various requirements. Appendix A provides a chronological summary of the citizen participation process and includes public comments that may be received at public hearings. Appendix B is a listing of amended Community Profiles. A complete listing of the Community Profiles was submitted to HUD as part of the five year Consolidated Plan for FY 2000-04. The profiles contained herein amend the five year Consolidated Plan by incorporating projects that were not included in the Consolidated Plan. Certifications affirming compliance with various federal requirements follow the Community Profiles. Finally, the Action Plan closes with the Listing of Proposed Projects, which is a one page description of each project and activity that is to be funded with CDBG, HOME and ESG funds for the FY 2002-03.

CITIZEN PARTICIPATION AND CONSULTATION PROCESS

The Board of Supervisors appointed three citizen groups to provide the Board with policy and funding recommendations for the Action Plan: The Consolidated Plan Committee regarding the Plan itself; the Housing and Community Development Citizens' Advisory Committee (CAC) regarding CDBG projects in unincorporated areas; and the Human Resources Advisory Board (HRAB) regarding CDBG-funded social programs and ESG. The Consolidated Plan Committee includes members of the CAC and representatives from the nine cities participating in the County's CDBG program. The Board of Supervisors appoints the members of the CAC from seventeen unincorporated communities and the nine members of the HRAB from the general citizenry. In addition to meetings of the committees, City Councils and District Boards held public meetings regarding their applications for CDBG funds. Key dates and actions in the citizen involvement process are outlined in Appendix A.

RESOURCES

The CDBG allocation from HUD is shared with nine cities and the unincorporated area within the County. The funds for the unincorporated areas are divided into four major program areas: public facilities and infrastructure improvement projects, housing rehabilitation, the Sheriff's area based policing program, and social services. Public facilities and infrastructure improvement projects fund infrastructure, fire stations and equipment, parks, libraries, and community centers in predominantly low and moderate-income areas.

The housing rehabilitation programs provide loans for rehabilitating homes and rentals in accordance with CDBG regulations. The Sheriff's area based policing program provides funds for community service officers and deputies assigned to eligible neighborhoods and communities to carry out eligible crime prevention, public safety and youth program activities. Social service funds are set aside for nonprofit community based organizations providing varied social services. These agencies apply to the Human Resources Advisory Board, which forwards recommendations to the Board of Supervisors for approval. The Board approved the following allocations of CDBG:

CDBG Projects in Cities.....	\$2,162,149
Public Facilities and Improvement Projects (unincorp).....	750,000
Housing Rehabilitation Programs	550,000
Sheriff's Area Based Policing Program	552,260
Social Services Programs	232,240
Fair Housing.....	35,000
CDBG Housing Program Administration	755,779
General Management Oversight and Coordination	1,170,938
Indirect Cost	34,559
Public Information	5,000
Total.....	\$6,247,925

Funding for the programs will come from the following sources:

CDBG allocation for 2002-03	\$5,630,000
Income from the CDBG programs	617,925
Total.....	<u>\$6,247,925</u>

The budget summary shown above indicates that \$550,000 in CDBG is available for housing rehabilitation programs. The CDBG and the \$2,009,000 in HOME funds are the two primary housing resources that County administers directly. In addition, the County will support most housing grant/loan applications due to the severity of the housing needs even if this Action Plan does not specifically identify the program, application or locality in the narrative below. The County cannot support project applications if: (1) the location is inconsistent with the local plans and policies, including the Consolidated Plan; (2) there is insufficient capacity in the community infrastructure to support the project; and (3) there are environmental problems which have been identified with the property that cannot be mitigated and would, therefore, create an adverse impact on the area.

There are various possible federal, state, and local resources available to fund assisted housing for low and moderate-income households. The discussion below briefly discusses the programs and establishes production goals for many of the resources.

Rural Development Service

The Rural Development Service in the U.S. Department of Agriculture (see TABLE A) will fund loans and grants for the construction of new homes or the purchase of existing homes and owner-occupied home rehabilitation. The Rural Development Service estimated that the Section 502 program will provide 60 loans, mostly for the construction of new single family homes and a few for the purchase of existing homes. Under this program, construction of new homes is planned in Orange Cove, Firebaugh and Mendota. The Section 504 program will fund approximately 5 loans for owner occupied home rehabilitation and 35 grants for senior citizen home rehabilitation.

The County may submit an application to USDA Rural Housing Service, for the Housing Preservation Grant Program, in the amount of \$153,000 during the FY 2002-03 funding cycle. If successful, the grant will be used to supplement the County's Community Development Block Grant (CDBG) and HOME funds to support an Owner-Occupied Rehabilitation Program.

State of California

The Internal Revenue Service (IRS) issues Low Income Housing Tax Credits (LIHTC) to state housing agencies as authorized by Congress. The California Tax Credit Allocation Committee (TCAC) administers these funds. Applications to the TCAC that have the greatest potential for approval typically involve LIHTC, Multifamily Rental Housing Revenue Bonds (see TABLE A) and large sums of gap financing. LIHTC applications may be either so called "4 percent" or "9 percent" projects. This means that the TCAC

TABLE A: FEDERAL AND STATE HOUSING PROGRAMS

Rural Development Service (U. S. Department of Agriculture)

502 Program

This program provides an interest rate as low as one percent on loans for homeownership. No downpayment is required.

504 Program

Grants and one percent loans are available from this program to rehabilitate owner-occupied homes.

Farm Labor Housing (514 Program)

Low interest loans and grants are available for the construction of farm labor housing

Housing Preservation Grant

Provides funds for owner-occupied rehabilitation that can be used in conjunction with Community Development Block (CDBG) and HOME funds.

State of California

Joe Serna, Jr. Farmworker Housing Grant Program (FWHG)

Provides matching grants for new housing construction, rehabilitation and acquisition of owner-occupied and rental units for agricultural workers, with a priority given to lower income households.

Low Income Housing Tax Credit (LIHTC) Program

The California Tax Credit Allocation Committee (TCAC) funds this program, which provides federal and state tax credits for private developers and investors which agree to set aside all or a portion of their units for low income households and the elderly. At least 20% of the units must be available to families whose incomes are less than 50% of the County median or 40% of the units must be made available to families whose incomes are up to 60% of median. LIHTC can be combined with Multifamily Rental Housing Revenue Bonds and other funds.

Tax Exempt Revenue Bonds

The tax-exempt status of Revenue Bonds lowers the interest rate of mortgage financing by 1 to 2%. Bonds may be issued for single-family housing or multifamily rental housing. Bonding authority for these funds is obtained from the California Debt Limit Allocation Committee (CDLAC).

Mortgage Credit Certificates

CDLAC provides funds for Mortgage Credit Certificates (MCC's). MCC's provide financial assistance to first time home buyers via a tax credit based on a percentage of the annual interest paid on the first mortgage loan. The tax credit increases the amount of income available for mortgage payments thereby helping the buyer qualify for homeownership.

CALHOME

A program for homeownership programs that can be used with Community Development Block Grant (CDBG) and HOME funds for mortgage assistance or housing rehabilitation.

can underwrite tax-exempt bonds and competitive loans at 3.7% and 8.65%, respectively. Proceeds from the sale of tax credits provide equity for the project. The 9 percent projects would provide more funds and thus are highly preferred. Yet the competitive basis by which they are awarded (only 1 out of 4 projects is awarded funds) coupled with complex regulatory laws that accompany this program, limits the availability of 9 percent projects.

When 9 percent funding is unavailable, developers seek tax exempt financing with Multifamily Rental Housing Revenue Bonds. Projects automatically receive the 4% tax credits if at least 50% of the aggregate basis of a project is financed with Revenue Bond proceeds. The gap between tax credits and the lower interest of the Revenue Bonds may be provided by Tax Increments from Redevelopment Agencies, reduced or deferred fees from cities, HOME funds, and/or Community Development Block Grant funds. Applications for LIHTC projects would conform to the Consolidated Plan.

The County received an award of \$500,000 from the California Department of Housing and Community Development CalHome Program. CalHome funding is for implementation of a two year housing program running from April 2001 to April 2003. CalHome offers financial assistance to qualified families earning no more than 80% of median income. The program offers two types of assistance – Mortgage Assistance (for first-time homebuyers) and Rehabilitation Assistance (for owner-occupant households). Both types of assistance offer up to \$20,000 in zero interest, deferred payment loans. No monthly payments are required, and the loans may be layered with other County programs (i.e. DAP and HARP). Funds in the amount of \$400,000 have been set aside for mortgage assistance and \$100,000 has been reserved for rehabilitation assistance. The City of Clovis has also received CalHome funds for the rehabilitation of 15 homes.

Housing Authority Programs

The Housing Authority of Fresno County administers a number of programs to provide empowerment opportunities and improve the condition of affordable housing. The Housing Authority is responsible for planning, financing, constructing, purchasing and managing properties using a variety of housing programs.

Low Income Housing

As the manager of rental properties, the Housing Authority performs all the functions of a private owner, including selection of residents, rent collection, and property maintenance. More than 6,200 people live in properties managed by the City and County Housing Authorities.

Housing Choice Vouchers

Housing Choice Vouchers provide a rent subsidy to income eligible households for privately owned housing. Countywide approximately 10,500 households receive this assistance. Participating families must have incomes that are no more than 30% of

Median Family Income, which the Housing Authority reports is \$10,050 for a family of three. The County will support the Housing Authority's FY 02-03 application for approximately 800 vouchers and will support additional applications. The Housing Authority will set aside 200 vouchers for project-based Section 8 assistance restricted to units that include 3 or more bedrooms.

TABLE B: ESTIMATED HOUSEHOLDS TO BE ASSISTED DURING FY 2002-03 BY INCOME RANGE AND FUNDING SOURCE OR HOUSING TYPE				
	Income as a Percent of Median			
	0-30%	31-50%	51-80%	Totals
CDBG/HOME FUNDED				
Downpayment Assistance		10	80	90
Owner-occupied Rehabilitation	5	10	15	30
New Family Rental Project, Del Rey (CHDO)	28	20		48
Rental Rehabilitation		5		5
Clovis Rehab/Repair		8	7	15
Subtotal	33	53	102	188
STATE PROGRAMS				
CalHome Mortgage Assistance		22	10	32
CalHome Owner-Occupied Rehabilitation	4	4	5	13
Subtotal	4	26	15	45
OTHER FEDERAL PROGRAMS				
Section 8 Housing Vouchers	800			800
Mortgage Credit Certificate		5	5	10
Rural Development 502 Construction		30	30	60
Rural Development 504 Rehabilitation	35	5		40
Subtotal	835	40	35	910
CITY REDEVELOPMENT PROGRAMS				
Redevelopment Homebuyer Assistance	7	23	10	40
Redevelopment Rehab/Repair/Paint	15	27	5	47
Subtotal	22	50	15	87
GRAND TOTALS	894	169	167	1,230

Mortgage Credit Certificate Program

The Housing Authority administers a Mortgage Credit Certificate (MCC) program that provides first-time homebuyers with a federal tax credit equal to 15% of the annual interest paid on their mortgage loan. The credit is taken annually as long as the owner occupies the residence and maintains the original mortgage. The allocation from the California Debt Limit Allocation Commission varies from year to year, but the goal of forty-five first time homebuyers has been set for FY 2002-03, including 10 outside the City of Fresno.

Home Ownership Training Program

Households purchasing a home using the County's Downpayment Assistance Program (DAP) are required to attend the Housing Authority's Home Ownership Training Program. The Housing Authority now offers the course to the general public.

Prospective buyers enrolled in the class are charged a fee, part or all of which may be paid by a sponsoring agency. The County pays the fee for participants receiving a DAP loan. Participants gain knowledge in home maintenance, financial planning, credit, the loan application and closing process, and insurance. Classes are offered in English and Spanish. During 2001, 183 county families participated in the program.

City Redevelopment Programs

The Cities of Sanger, Clovis and Coalinga use tax increment funds for homebuyer assistance and an array of rehabilitation/repair/paint programs in redevelopment areas of the cities. It is estimated that all of the city redevelopment programs for housing will assist forty homebuyers and another forty-seven homeowners during FY 2002-03 as shown in TABLE B above.

ACTIVITIES TO BE UNDERTAKEN

TABLE B shows that an estimated 1,218 households will receive housing assistance from the various resources listed. It shows that an estimated 188 households will be assisted from HOME and CDBG funded housing activities. The activities for which the HOME and CDBG funds will be used are owner-occupied rehabilitation, new family rental construction, down-payment assistance, and rental rehabilitation. Through these programs, approximately 90 households will purchase homes, 45 homeowners will be assisted with rehabilitation or repairs, another 48 will occupy new rental units, and 5 rental units will be rehabilitated through funding provided during FY 2002-03.

TABLE C below shows how the County's HOME and CDBG funds will be allocated to assist 188 households during FY 2002-03. HOME funds include \$500,000 in HOME program income for 2002-03.

TABLE C: FY 2002-03 HOME AND CDBG ALLOCATIONS FOR HOUSING PROGRAMS				
PROGRAM	HOME	CDBG	TOTALS	UNITS
Owner-Occupied Rehabilitation	\$ 1,238,000	\$ 530,000	\$1,768,000	30
New Family Rental Project, Del Rey (CHDO)	\$ 700,000		\$ 700,000	48
Downpayment Assistance	\$ 360,000		\$ 360,000	90
Rental Rehabilitation	\$ 10,100	\$ 20,000	\$ 30,100	5
Clovis Rehab/Repair		\$ 30,000	\$ 30,000	15
Administration	\$ 200,900	\$ 755,779	\$ 956,679	NA
TOTALS	\$ 2,509,000	\$ 1,335,779	\$3,844,779	188

For the most part, the County-operated programs provide zero-interest loans. Repayments to the County are reused for eligible activities. The Board of Supervisors has established and reserves the right to change how funds are used and the terms and conditions of repayment. Changes would conform to the Federal regulations, and benefited households must have incomes that are no more than 80 percent of area median as determined by the U.S. Department of Housing and Urban Development.

The owner-occupied housing rehabilitation programs such as the County's successful Housing and Rehabilitation Program (HARP) have evolved over the years and can provide funding for energy conservation, relocation, minor repairs, demolition, manufactured housing repairs, etc. The basic loan carries no interest. Homeowners with incomes from 51 to 80 percent of median make a monthly payment of at least \$25 to repay the loan over no more than thirty years. Households with incomes that are 50% of median or less and households getting a loan from a private lender may defer repayment until title transfers.

The HOME program mandates setting aside 15% of the annual allocation for a Community Housing Development Organization (CHDO), and the County has received applications from two CHDO's to build rental housing. Self-Help Enterprises (SHE), has applied for \$700,000 in HOME funds to help finance a rental housing project in the community of Del Rey. SHE is a County-designated CHDO dedicated to self-help housing, sewer and water development, housing rehabilitation, multifamily housing and homebuyer programs in the San Joaquin Valley of California. The application proposes 48 units, of which 20 will be 2-bedroom, 23 will be 3-bedroom and 5 will be 4-bedroom units. HOME funds will be used to pay the County's development impact fees and the remaining funds will be used for construction costs. SHE proposes starting construction in March, 2003, if the application is approved, but the project may be completed in FY 2003-04. The sources of funding are summarized below.

New Family Rental Project, Del Rey (CHDO), 2002-03	
Funding Sources	Funds Requested
HCD Joe Serna, Jr. Farmworker Housing Grant (FWHG)	\$2,500,000
USDA Rural Development Farm Labor Housing 514 Loan	2,500,000
County of Fresno HOME Program	700,000
Total Project Cost	\$5,700,000

The County also has an application from the Housing Assistance Corporation (HAC) to build a senior housing complex in the City of Sanger. The project would construct a 72 unit rental complex. HAC has applied for \$811,212 in HOME funds, and has proposed the following funding sources for the project:

New Rental Project, Sanger (CHDO), 2002-03	
Funding Sources	Funds Requested
Sanger Redevelopment Agency (Land)	\$603,886
Tax Credit Financing (Federal and State)	5,598,835
Fresno County Housing Authority	500,000
County of Fresno HOME Program	811,212
Total Project Cost	\$7,513,933

The Downpayment Assistance Program provides deferred payment, no interest loans to income eligible applicants who would not otherwise qualify for homeownership. Underwriters for traditional lenders, typically mortgage brokers, submit the applications to Community Development after buyers have qualified for a home purchase loan. Up to \$4,000 is available to each buyer. Since the first DAP loan was approved in May, 1996, DAP has evolved into a major program in terms of the number of assisted households (over 1,000) and ease of operation.

The Rental Rehabilitation Program (RRP) provides zero interest loans to be repaid over twenty years or when the title transfers, whichever occurs first. Successful applicants typically demonstrate a positive or break-even cash flow after rehabilitation. Loans cover the entire cost of rehabilitation. Rental owners and homeowners also may receive grants or loans to pay for hooking up to a community sewer or water system.

Using funds from its CDBG set-aside, the City of Clovis offers grants to paint homes of eligible homeowners and offer \$1,000 grants for repairs to owners of mobile homes.

AMENDMENTS TO ACTION PLAN

As some programs may prove more successful than others, it may become appropriate to change the distribution of funding in order to commit all funds in accordance with HUD's regulatory timing requirements. A change in housing program allocations may constitute an amendment or a substantial amendment. A substantial amendment is:

1. Deletion of an activity; or
2. Addition of a new activity; or
3. Reallocation(s) of funds among the above activities which total more than 15% of the total allocations for housing programs not including administration.

Substantial amendments must be noticed in The Fresno Bee (newspaper with Countywide circulation) at least 30 days before consideration by the Board of Supervisors. Changes that are not substantial are made primarily to expedite the commitment of funds to meet regulatory requirements. These changes may be made without the foregoing procedures, and can involve up to 15% of the total HOME and CDBG allocations for housing programs or projects, not including administration.

GEOGRAPHIC DISTRIBUTION

Each of the cities that are working with the County of Fresno to implement the CDBG and HOME programs decide whether to use the funds for self-help housing, owner-occupied rehabilitation, rental rehabilitation, new rentals, or downpayment assistance based on the needs in each of the cities. The CDBG formula distributes about half of the allocation to unincorporated areas. The allocation of HOME funds to the program uses discussed earlier reflects the sum total of city and County activities. CDBG funds can be reallocated among the cities to achieve a timely commitment to projects.

LEAD-BASED PAINT REMOVAL

On September 15, 2000, HUD regulations pertaining to lead-based paint became effective. They are entitled "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance." The requirements apply to housing built before 1978, the year lead-based paint was banned. A large percentage of applications for housing

rehabilitation and for Downpayment Assistance Program loans, that the County receives, are for homes built prior to 1978. The costs of testing and abatement are incurred by the program but are not part of the loans made to the homeowners or homebuyers. In the future, the County will apply to HUD for funding to mitigate the costs of lead testing. The County may receive up to \$150 for each clearance test performed in accordance with the Lead Safe Housing Rule.

SOURCE OF HOME MATCHING FUNDS

Under most circumstances, the HOME program requires providing matching funds amounting to 25 per cent of the HOME funds that are available for housing. A significant source of match has been credits permitted by the HOME regulations. One is match from the voluntary labor contribution and sweat equity of persons constructing self-help housing. Another is the value of yield that is foregone when a home mortgage interest rate is below the benchmark established by HUD. Since DAP became fully operational, credit for matching funds was generated primarily by foregone yield from home loans executed in connection with DAP. It appears that this source will provide the County and participating cities with matching funds for the foreseeable future.

HOME RECAPTURE PROVISION FOR HOMEOWNERSHIP

HOME program regulations require the County to describe its resale or recapture provisions. The Board of Supervisors requires housing funds to be loaned rather than granted to the extent possible. Repayment provisions for the various HOME programs were described earlier. Briefly stated, rental rehabilitation requires monthly payments. Self-help housing and down payment assistance are repaid when title transfers. Owner-occupied rehabilitation repayments may be deferred or monthly. Regardless of the repayment method, recaptured funds are reused for eligible HOME activities.

HOMELESS AND OTHER SPECIAL NEEDS

Emergency Shelter Grant

This program provides entitlement grants to metropolitan cities and urban counties to improve the quality of existing emergency shelters for the homeless, provide additional shelters, pay operating costs for shelters and provide essential social services. Recommendations concerning allocations of Emergency Shelter Grant are made by a selection committee co-chaired by the Fresno County Purchasing Division and consisting of Human Services System staff, Human Resource Advisory Board members, various Fresno County departments and other interested community members as appropriate. The recommendations are then considered and approved by the Board of Supervisors. ESG is administered through the County's Human Services System (HSS). HSS issued a new Request for Proposal on February 8, 2002 in order to solicit proposals from community based providers of emergency shelter services.

In FY 2001-02 HSS provided ESG funds to both the Marjaree Mason Center (MCC) and to the Fresno County Economic Opportunities Commission (EOC) Youth Sanctuary. The Youth Sanctuary received \$112,000 to provide shelter for homeless, non-delinquent youth who are 11 to 17 years old. The shelter provides a short-term stay of up to 14 days with the aim of reunifying families whenever possible. In addition to maintaining twenty emergency beds, the Sanctuary provides food and emergency clothing. Supportive services include case management, advocacy and ongoing intervention to families who have received services.

The Marjaree Mason Center received \$83,700 to provide emergency services and housing assistance to victims of domestic violence. The center has seventy beds for emergency shelter. The agency targets mothers with children, single women, and physically disabled women. Participants include recovering substance abusers and women working toward reunification with their children in addition to victims of domestic violence.

The Contractors of ESG services, through other funding sources, meet the majority of the required match (\$185,250). The Fresno County match (\$9,750) is met through the local Marriage License Fee/Domestic Violence Trust Fund

Prevention of Homelessness

The County receives Emergency Shelter Grant (ESG) funds to assist programs that prevent homelessness, as discussed above. Case management, intervention, counseling and teaching that pertains to family reunification and life skills provided by the Marjaree Mason Center and Youth Sanctuary programs aid in the prevention of homelessness. The County's Small Claims Advisors, Central California Legal Services, Centro La Familia, the Apartment Owner's Association of Greater Fresno, the Better Business Bureau, the Fair Housing Council of Central California, and the County's RentSense Program (see discussion of Fair Housing Choice below) all assist tenants to avoid the unnecessary, capricious or improper vacation of a rental unit. This helps prevent homelessness.

Continuum of Care

In early 1999, a group of non-profit corporations, government agencies and service providers began meeting with the objective of strengthening the Continuum of Care for the area's homeless population. As a result of these meetings the Fresno Madera Continuum of Care (FMCoC) Collaborative was established to develop a comprehensive approach to the delivery of services to the homeless.

In 2000, the FMCoC submitted a successful Continuum of Care application to HUD. HUD notified the FMCoC in November 2001 that the application had received funding. The FMCoC received a total award of \$4,191,181. The following outlines the FMCoC's member agencies that collaborated on the application, the program the agency sponsored, and the dollar amount funded through the Continuum's application.

- Housing Authority of the City of Fresno - Continuum of Care Shelter Plus Care, \$538,200.
- Fresno County Economic Opportunities Commission (EOC) - Sanctuary Transitional Living Center, \$421,708.
- Housing Authority of the City of Fresno - Continuum of Care HMIS Information System, \$300,000.
- Marjaree Mason Center - Transitional Living Project Homeward Bound, \$196,448.
- Turning Point of Central California, Inc. - Transitional Living Center, \$520,719
- Turning Point of Central California, Inc. - Transitional Housing Expansion, \$223,806
- Valley Teen Ranch - Valley Teen Ranch Transitional Living Home, \$140,545
- Turning Point of Central California, Inc. - New Outlook Program, \$1,573,755
- Catholic Charities - Trinity House, \$156,000

CDBG for Social Services

The Human Resources Advisory Board (HRAB) advises the Board of Supervisors regarding CDBG allocations for social services. Each spring the HRAB accepts and evaluates applications from social service agencies prior to making recommendations to the Board of Supervisors. While the Board of Supervisors has set aside \$232,240 in CDBG from the 2002-03 allocation, the actual programs will be selected at a later date through an Amendment to the Action Plan.

Six agencies are being provided a total of \$236,860 in CDBG funds from the 2001-02 Fiscal Year. The California Association of the Physically Handicapped will receive \$21,000 to provide services that promote the independence of persons with disabilities and increase their employment opportunities. The Friendship Center for the Blind will receive \$63,860 to provide services that will increase or maintain the independence of persons who are blind or visually impaired. Exceptional Parents Unlimited, Inc., will receive \$57,279 to increase knowledge and provide support to parents of developmentally disabled children in order to meet the needs of their children.

The Senior Companion Program of Catholic Charities will receive \$15,000 to provide in-home services to seniors discharged to their homes from hospitals or nursing facilities. The Fresno/Madera Ombudsman Senior Services Program of the Valley Caregiver Resource Center will receive \$12,850 to enable residents of long-term care facilities access to complaint resolution services in order to eliminate elder abuse. The Boys & Girls Clubs of Fresno will receive \$66,871 to provide activities that promote education, leadership, substance abuse prevention, sports, and recreational activities.

The City of Clovis uses a total of \$60,000 of their CDBG grant to fund two Social Service projects. The Clovis Summer Youth Jobs Landscaping Program, provides funds for the creation of jobs for ten youths from low-income families. The youths will receive training to provide maintenance to publicly owned properties within the City of Clovis, in this manner, preparing the youth to enter the job market. The Clovis Summer

Youth Jobs Painting Program, provides funds for the creation of jobs for ten learning disabled youth and other youths from low-income families. The youths will be trained to paint the exterior of houses. This project helps to prepare the participants to enter the workforce and aids senior citizens in restoring the exterior of their homes.

Fair Housing Choice

As part of the Action Plan, the County must annually certify to HUD of its intention to affirmatively further fair housing. This involves an ongoing process of analyzing possible impediments to fair housing choice, taking actions appropriate for overcoming impediments that are identified, and documenting both the analyses and actions undertaken.

In May, 2001, the County contracted with the Fair Housing Council of Central California (FHCCC), formerly the Fair Housing Council of Fresno County. The agreement provided for a contract renewal for the 2002-03 fiscal year. FHCCC is the primary, full service, fair housing agency in the Central Valley, and HUD has funded the agency since it was organized in 1995. The agency currently provides and will continue the following ongoing fair housing services in Fresno County:

- Conduct workshops for community groups that work with protected classes of individuals.
- Conduct training for housing providers.
- Conduct intakes, investigate and provide testing for claims of housing discrimination for rentals and sales.
- Provide counseling and referral services to victims of housing discrimination.
- Coordinate with other fair housing activities and partners as identified by the County of Fresno.

FHCCC provides direct services to the general public, including fair housing complaint intake investigation, mediation, testing for claims of housing discrimination, and fair housing training for consumers and housing providers. The agency operates a toll-free housing discrimination hotline service. FHCCC staff are trained to conduct random testing and use other investigative methods to investigate complaints of discrimination in the areas of rental, sales, lending, and homeowner's insurance to determine if fair housing violations exist.

County and FHCCC staff meets regularly to review the results of workshops, training, claims of discrimination and other work items set forth in the Agreement for fair housing services. Methods of quantifying and scheduling the workload have evolved during the first year of implementing the Agreement. The County has been particularly interested in providing fair housing services to rural areas, and the FHCCC has been successful in providing the services to those areas that previously did not benefit.

The County has continued to meet its CDBG fair housing requirements in the area of distribution of fair housing information through brochures and posters and through its

ongoing support of fair housing activities. The County also annually co-sponsors a fair housing month conference in partnership with the FHCCC agency.

As needs become apparent FHCCC, the County and other jurisdictions work together to provide services. Prior to renewal of the FY 2001-02 contract, FHCCC will provide the County with a timeline that includes the deliverable deadlines and schedules of fair housing activities that will be provided throughout Fresno County.

The Community Development Division operates the RentSense Program, a telephone system that provides tenant/landlord information. The program is prerecorded messages which callers can access to receive specific information regarding their problem. This information includes fair housing issues such as evictions, discrimination complaints and rental deposits disputes in English, Spanish, and Hmong. This information can aid in the prevention of unnecessary and unlawful evictions. Approximately 300 calls are received monthly. The County has experienced a decline in calls for the last three years, due to a decrease in small claim filings that are implemented through Fresno's County Court.

AFFIRMATIVE MARKETING AND MINORITY OUTREACH

During FY 2002-03, the County will organize and conduct two informational workshop for women and minority contractors about the housing rehabilitation programs to keep participants up to date with the housing rehabilitation programs available through the County. In addition, the County will continue its practice of encouraging clients to allow other potential applicants to see their completed rehabilitation projects. These "open houses" have been an effective means of permitting women and minority contractor's to demonstrate their performance and workmanship, and both clients and contractors assist in affirmative marketing and minority outreach. Clients select their own contractors, and in recent years clients have selected minority contractors for approximately half of the jobs.

OTHER ACTIONS

Federal Regulations for the Action Plan require a general discussion of actions the County will undertake during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure, enhance coordination between public and private housing and social service agencies, and foster public housing improvements and programs for resident initiatives.

Remove Barriers to Affordable Housing

The County recognizes four potential constraints that arise as barriers to affordable housing. These are: 1) Land use controls, 2) Building Codes, 3) Site Improvements that may be required by a jurisdiction and 4) Fees that are charged by a city or County.

Land Use Controls

Land use controls are minimum standards included within the County and City General Plans, zoning and subdivision ordinances. The County Board of Supervisors adopted a new General Plan on October 3, 2000. In 2001, the County started its update to the Housing Element portion of the General Plan. Once the housing plan is adopted by the Board of Supervisors in May 2002, the Housing Element will complete Fresno County's updated General Plan Policy document. The Housing Element is a written framework for meeting the housing goals of the County. It addresses the entire unincorporated area of the County, that is, all of the County except for the portions that are within the 15 incorporated cities. This Housing Element, due for submission to the State Department of Housing and Community Development (HCD) by June 30, 2002, addresses a five-year planning period ending June 30, 2007.

In the future, community and regional plans will begin to undergo a review process and will include consideration of changes to land use policies within the communities. Consideration will be given to increasing the amount of land reserved or zoned for residential development within the unincorporated communities. Consideration also will be given to intensity and appropriateness of residential zoning. Presenters before the Affordable Housing Task Force a few years ago stated that the amount of land reserved and zoned for residential development is inadequate and that the intensity or density of the zoning also may be inadequate. These land use controls may constitute a constraint to development, and these controls will be evaluated as the Community Plans are updated.

Building Codes

Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical divisions. The County and the cities enforce the Uniform Building Code (UBC), as established by state law, and as such have little control over state standards. Amendments the County has made to the Uniform Building Code since 1984 pertain to improving safety standards and inspection scheduling. Each of the cities and the County enforce the Uniform Building Code in their jurisdiction. Enforcement of the UBC is necessary for decent, safe and sanitary construction. By itself, the UBC is not considered a constraint to affordable housing.

Site Improvements

Site improvements are regulated by the Parcel and Subdivision Ordinances and through conditions and standards imposed through the County Site Plan Review process. Site improvements required by the County are similar to site improvements throughout the Central Valley and are not considered constraints to development. Site improvements include streets, curbs, gutters, sidewalks, streetlights, storm drainage lines, sewer lines, and water lines.

Fees

Although fees contribute to the total cost of development, and therefore housing, they generally do not increase the cost of housing to the substantial extent often claimed. Furthermore, there are no other resources to pay the costs of processing permit applications. The only source of funds available to the County to process development applications is fees.

Reduce the Number of Poverty Level Families

Throughout the past decade, the County has led California in population and employment growth. The Fresno County Board of Supervisors prepared an Economic Development Strategy as part of its comprehensive update of the General Plan which was adopted by the Board in October 2000. The County's Economic Development Strategy is the foundation for the antipoverty programs and strategies. Development of the strategy was guided by a steering committee composed of the County Administrative Officer, Director of Planning & Resource Management Department, and the President of the Fresno County Economic Development Corporation. Under the Economic Development Strategy, the Community Development Division is charged with implementing the strategy in concert with other County Departments.

The strategy is based on three overarching goals:

1. Increase Job Creation
2. Diversify the Economic Base
3. Improve Labor Force Preparedness

The intent of the Economic Development Strategy is to change the course of business development in the County, even while building on many of the County's existing economic strengths. The main emphasis of the strategy is to forge a new role for the County, to provide regional leadership in economic development and coordination of economic development resources.

The National Center for Excellence (NCE), a United States Department of Agriculture funded program in association with the California State University Fresno, completed leadership programs and revitalization strategies in the unincorporated communities of Del Rey and Tranquillity. With the completion of the Biola, Del Rey and Tranquillity programs, the NCE will seek foundation funding to underwrite 6 to 10 additional leadership training programs in the unincorporated communities in partnership with the County. The purpose of these programs is to provide leadership training to members of the community. The program teaches community members to identify key community concerns, form action committees, and create a strategic plan that addresses concerns.

The City of Clovis will use CDBG funds to assist the Mi Rancho Company with debt service payments on its Section 108 Guaranteed loan. Mi Rancho completed its plant expansion in October of 2001, the projected job growth of 57 new employees will occur over the next five years.

Enhance Coordination Between Agencies

The CDBG and HOME Programs are administered in the Community Development Division of the Planning & Resource Management Department, which includes the Resources and Development Services Divisions. Various aspects of the CDBG and HOME Programs are coordinated with these Divisions. Coordination outside the Planning & Resource Management Department occurs frequently with HSS primarily concerning the Continuum of Care and administration of CDBG and ESG for the social service agencies and nonprofits providing varied services. The Community Development Division also coordinates with HSS concerning regulation of water and sewer systems, code enforcement, employee housing, lead toxicity, and mental health.

Redevelopment Agencies

Each of the cities and the County has redevelopment agencies. The State requires redevelopment agencies to adopt a redevelopment plan that includes a program to use 20 percent of its tax increments for lower income housing. Each agency evaluates its local needs and the selection of projects that address those needs. Each year the housing accomplishments of the redevelopment agencies are reported in the Consolidated Annual Performance and Evaluation Report.

County Housing Authority

County Housing Authority commissioners are appointed by the County Board of Supervisors. The Housing Authority develops, operates and maintains public housing for low-income persons and administers the local Housing Choice Voucher Program. The Housing Authority administers the Comprehensive Grant Program used to modernize public housing units and abate lead-based paint hazards. It administers the Public Housing Resident Initiatives program through which residents have become more active in the management of the units in which they live and also receive training through programs offered to help residents become financially independent. The Housing Authority also administers the Family Self-Sufficiency program designed to assist families in becoming self-sufficient through education and job-training. Currently there are 2000 families in the program.

Private Industry

Many low and moderate-income housing programs are only available to qualified persons or private developers/investors. The County and cities will support proposals from the private sector that conform to the local plans and policies, including the housing and land use elements of their general plans and the Consolidated Plan. Additionally, private contractors perform the work and much of the design for the various public works and facility projects paid for with CDBG. Private contractors also do the work on housing that is rehabilitated using CDBG and HOME funds. Real estate agents and lenders are actively involved in the County's Downpayment Assistance Program (DAP). The real estate agents market the program and lenders prepare and submit the one page application for funds. DAP is an ideal example of public purpose funds dovetailing into the private marketplace to the benefit of all parties involved, including

the low and moderate income buyer.

Nonprofit Agencies

The County of Fresno works with an array of nonprofit corporations and agencies providing varied services, including housing development, supportive services for special needs and homeless, and social services. Each year the County sets aside 15% of its CDBG allocation for public services, 15% of its HOME allocation for a Community Housing Development Organization (CHDO), and 95% of its Emergency Shelter Grant for agencies serving the homeless population.

The County also is involved with nonprofits that provide housing including housing with supportive services. Community Development and HSS staff participate in the Continuum of Care. The Continuum reports bringing together approximately one hundred organizations interested in strengthening the continuum of housing and services for the homeless and in securing McKinney Act funding.

As previously stated, the County will execute an Agreement with Self-Help Enterprises (SHE) for the construction of a multi-family rental complex in the community of Del Rey. The County may also execute an Agreement with the Housing Assistance Corporation (HAC) for the construction a senior housing complex in the city of Sanger. SHE is a non-profit corporation dedicated to improving the availability and quality of affordable housing in the San Joaquin Valley. HAC also is a non-profit corporation committed to providing affordable and quality housing units to Valley residents.

Foster Public Housing Improvements and Programs

The Fresno County Housing Authority offers a wide variety of programs and opportunities for all families receiving assistance from the agency. Resident initiative activities are directed toward improving the quality of life for families by providing access to services designed to encourage self-sufficiency and promote economic independence. Residents are assisted in overcoming barriers that may prevent them from getting and keeping a job.

Resident Initiatives programs provided by the Housing Authority include the Family Self-Sufficiency program, Family Education Center programs and services, the Perfect Attendance, the Karl Falk Memorial Scholarship, Youth Mentor, Building Stronger Families, and Section 3 Resident Employment programs, as well as the Comprehensive Grant Program Temporary Work Crew. These programs are available to Housing Authority residents; participation is not limited to those families receiving TANF.

The maps on pages 19 and 20 show the areas of low to moderate income concentrations and the areas of minority concentration, respectively. Most projects are located in high minority concentration areas. The low to moderate income areas are shown to have a high concentration of minorities living within these communities.

PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENT PROJECTS

Public facilities and infrastructure improvement projects primarily constitute infrastructure or public works improvements to streets, curbs, gutters, sidewalks, and storm drainage, water, and sewer facilities. This category also includes fire engines and improvements to parks and community or neighborhood centers in low and moderate-income areas.

Using the same formula by which HUD allocates funds to the County, the County reallocates CDBG funds to the unincorporated area and the nine cities participating in the CDBG programs. This fiscal year the cities will receive \$2,162,149 in CDBG, and the projects for which the funds will be used are listed in TABLE D. The projects are described in the Listing of Proposed Projects at the end of the Action Plan.

The County Board of Supervisors allocated \$750,000 for public facilities and improvement projects in unincorporated areas, and the County received 49 applications requesting \$6,541,421 in CDBG funds. This is a decrease, from 56, in applications received, and an increase, from \$4,601,562, in funding requested, from the prior year. The applications were reviewed and ranked by the Citizens' Advisory Committee and the projects that will receive the \$750,000 are listed in TABLE E and described in the Listing of Proposed Projects. TABLE E also shows non-funded projects listed in order of priority on the back up list. These backup projects are approved as funds become available from cost savings, higher than projected program income, or project cancellations.

With few exceptions, the activities in the Action Plan address the primary CDBG objective of meeting the needs of low and moderate-income persons. Most of the projects are located in areas of high minority concentration. The City of Parlier and the communities of Cantua Creek and El Porvenir are two examples of areas of high minority concentrations that will be receiving project funding (See map on p 20).

The Consolidated Plan for Fresno County, Fiscal Years 2000-04, established a five-year goal of completing 75 public facilities and improvement projects costing \$12,000,000 in CDBG. The first year goal was to fund 26 projects using \$2,875,662 in CDBG, and the second year goal was to fund 28 projects using \$2,770,694 in CDBG. The goal for this Action Plan is to fund 23 projects using \$2,431,606 in CDBG. TABLE F shows the goals and types of projects that are being funded. As in past years the overwhelming need is for infrastructure improvements. The greatest need is for street, curb, gutter, sidewalk and drainage projects, followed by water and sewer system improvements. These projects may overlap as water and sewer lines located under streets are replaced, the streets are reconstructed, curbs, gutters, or sidewalks are constructed as necessary, and storm drainage is improved in the process.

The five-year goals contained in TABLE F were completed for the Consolidated Plan for Fresno County, Fiscal Years 2000-04. The goals are compiled from estimates provided by the cities and unincorporated area applicants. The annual goals for 2002-03 are

TABLE D: CDBG PROJECTS IN CITIES			
Line	Project	Project	CDBG
No.	Name	Number	Requested
1	Clovis Mi Rancho Section 108 Loan Repayment	#02876	50,000
2	Clovis Silver Ridge Section 108 Loan Repayment	#02909	40,000
3	Clovis Property Acquisition for Affordable Housing	#02725	170,000
4	Clovis Housing Rehabilitation Loans and Grants	#02724	30,000
5	Clovis Summer Youth Employment—Landscaping	#02833	30,000
6	Clovis Summer Youth Employment—Painting	#02726	30,000
7	Clovis Baron/Cole Avenues Alley Reconstruction	#02055	50,000
8	Clovis Baron/Osmun Avenues Alley Reconstruction	#02056	50,000
9	Clovis Pedestrian Wheelchair Ramps	#02057	33,000
10	Clovis Bullard/Fifth Avenues Alley Reconstruction	#02058	50,000
11	Clovis Woodworth/Pollasky Avenues Reconstruction	#02059	50,000
12	Clovis Helm Canal Pedestrian Bridge Reconstruction	#02006	41,000
13	Clovis Brookfield Park Area Street Overlays	#02959	159,000
14	Kerman Teen Center Section 108 Loan Repayment	#02868	70,000
15	Kingsburg Ventura-Winter Alley Reconst. & Water Main Rplmnt.	#02069	99,500
16	Parlier Fresno Street/Tulare Ave Alley Reconst - "H" to "I" St	#02078	53,944
17	Parlier Madsen and Parlier Aves Intersection Traffic Signalization	#02079	187,845
18	Reedley Eleventh Street/East Avenue Neighborhood Imps	#02076	345,317
19	Sanger JFK Park Restrooms Const. and Landscaping Imps	#02065	175,000
20	Sanger Community Center Removal of Architectural Barriers	#02066	140,000
21	Sanger Cesar Chavez Park Landscaping Improvements	#02064	100,000
	Unallocated City Funds		207,543
		Total	\$2,162,149

TABLE E: 2002-03 UNINCORPORATED AREA COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS					
Rank	Score	Project No.	Project	CDBG	Cumulative
1	9	#02061	Cantua Creek Hydropneumatic Tank Replacement	\$29,500	\$29,500
2	8.83	#02075	El Porvenir Wastewater Treatment Plant Aerator Phase I	\$50,000	\$79,500
3	8.67	#02807	New Auberry Water and Sewer Design Study	\$50,000	\$129,500
4	8.58	#02049	Raisin City Water Distribution System Construction	\$130,000	\$259,500
5	7.83	#02029	Cantua Creek Wastewater Treatment Plant Improvements	\$39,240	\$298,740
6	7.67	#02072	Raisin City Sewer System Preliminary Design	\$32,000	\$330,740
7	7.25	#02031	El Porvenir Wastewater Treatment Plant Improvements	\$20,500	\$351,240
8	6.67	#02010	Laton Fire Truck Acquisition	\$288,500	\$639,740
9	6.65	#02998	Caruthers Water Distribution System Improvements Ph I	\$110,260	\$750,000
BACKUP PROJECTS					
9	6.65	#02998	Caruthers Water Distribution System Improvements Ph I	\$20,540	\$770,540
10	6.42	#02945	Biola Storm Drainage Improvements Phase II	\$170,000	\$940,540
11	6.25	#02765	Tranquillity Curb, Gutter, Sidewalk & Street Reconst, Ph III	\$79,109	\$1,019,649
12	5.83	#02853	Riverdale Berylwood Water Services Replacement II	\$90,591	\$1,110,240
13	5.33	#02999	Caruthers Wastewater Treatment Plant Imps-Pond Lining	\$72,276	\$1,182,516
14	5.33	#02927	Sierra Oaks Sr Center Interior Imps & Link Remodeling	\$90,780	\$1,273,296
15	5.17	#02668	Calwa Streets, Curbs, Gutters, Sidewalk Imps Phase III	\$122,492	\$1,395,788
16	4.75	#02950	Del Rey Community Center Parking Lot and Bldg Imps	\$86,037	\$1,481,825
17	4.75	#02854	Riverdale Kruger/Mendes Curb & Gutter Imps I	\$59,300	\$1,541,125
18	4.73	#02051	Caruthers Water Well No. 5 Standby Power Facilities	\$117,000	\$1,658,125
19	4.42	#02998	Caruthers Water Distribution System Improvements Ph II	\$130,800	\$1,788,925
20	4.42	#02063	Fresno Co Development Svs Div Public Service Counter	\$7,500	\$1,796,425
21	4.33	#02831	Fig Garden Annex Street & Drainage Imps Phase I	\$157,300	\$1,953,725
22	4	#02011	Laton Latonia Standby Generator	\$135,000	\$2,088,725
23	3.83	#02853	Riverdale Berylwood Water Services Replacement III	\$113,250	\$2,201,975
24	3.75	#02856	Riverdale Kruger/Mendes Alley Improvements	\$66,170	\$2,268,145
25	3.58	#02052	Laton Murphy Avenue Sewer Pipeline Replacement	\$146,000	\$2,414,145
25	3.58	#02854	Riverdale Kruger/Mendes Curb & Gutter Imps III	\$60,020	\$2,474,165
27	3.5	#02023	Calwa Curbs, Gutters, Sidewalks Improvements	\$83,565	\$2,557,730
28	3.42	#02998	Caruthers Water Distribution System Improvements Ph III	\$109,600	\$2,667,330
28	3.42	#02998	Caruthers Water Distribution System Improvements Ph IV	\$118,650	\$2,785,980
28	3.42	#02854	Riverdale Kruger/Mendes Curb & Gutter Imps II	\$44,560	\$2,830,540
31	3.33	#02668	Calwa Streets, Curbs, Gutters, Sidewalk Imps Phase IV	\$170,492	\$3,001,032
32	3.27	#02054	Malaga Co Water District Water Tank & Booster Station	\$709,000	\$3,710,032
33	3.25	#02017	Del Rey Neighborhood Park Lighting Improvements	\$124,300	\$3,834,332
33	3.25	#02062	Laton Westside Drainage Facilities Imps Phase IV	\$162,000	\$3,996,332
35	3.17	#02831	Fig Garden Annex Street & Drainage Imps Phase II	\$152,900	\$4,149,232
36	3.08	#02853	Riverdale Berylwood Water Services Replacement IV	\$139,136	\$4,288,368
36	3.08	#02853	Riverdale Berylwood Water Services Replacement V	\$112,865	\$4,401,233
38	2.83	#02945	Biola Storm Drainage Improvements Phase III	\$180,000	\$4,581,233
39	2.75	#02024	Calwa Sidewalk Improvements Phase III	\$226,873	\$4,808,106
40	2.67	#02024	Calwa Sidewalk Improvements Phase II	\$190,080	\$4,998,186
40	2.67	#02668	Calwa Streets, Curbs, Gutters, Sidewalk Imps Phase V	\$134,565	\$5,132,751
40	2.67	#02668	Calwa Streets, Curbs, Gutters, Sidewalk Imps Phase VII	\$108,626	\$5,241,377
43	2.5	#02668	Calwa Streets, Curbs, Gutters, Sidewalk Imps Phase VI	\$176,145	\$5,417,522
43	2.5	#02684	Laton DeWoody Drainage Improvements II	\$144,600	\$5,562,122
45	2.42	#02945	Biola Storm Drainage Improvements Phase IV	\$210,000	\$5,772,122
46	2.25	#02024	Calwa Sidewalk Improvements Phase I	\$155,799	\$5,927,921
46	2.25	#02684	Laton DeWoody Drainage Improvements III	\$195,500	\$6,123,421
48	2.18	#02945	Biola Storm Drainage Improvements Phase V	\$220,000	\$6,343,421
49	2.08	#02684	Laton DeWoody Drainage Improvements IV	\$198,000	\$6,541,421
			TOTAL	\$6,541,421	

taken from funded public facilities and improvement projects. It does not include housing projects or public services projects. Aside from infrastructure improvements, each year an array of other projects are funded, including community facilities or parks, fire trucks, American Disability Act improvements, and economic development projects. The County and its participating cities have a need for additional funding resources in achieving its community development objectives. These sources may include redevelopment agency funds, utility revenues and local taxes. These sources may be further supplemented with funds from the Rural Development Service and the Economic Development Administration.

MONITORING STANDARDS AND PROCEDURES

In the Consolidated Annual Performance and Evaluation Report (CAPER) prepared in September, the County reports on the progress it has made in carrying out goals that are set forth in the Action Plan and the Consolidated Plan. Goals and objectives are compared to actual accomplishments. The report includes a description of the resources made available as well as the income and ethnicity of persons assisted to determine whether the persons assisted reflect the race and ethnicity of the target population (households with incomes below 80% of median).

The County also works closely with participating cities, districts and organizations to ensure goals are achieved in a timely and appropriate manner. Throughout the year, county staff regularly contacts project representatives to inform them of any pending deadlines and to receive status reports on current projects. County Staff also prepares monthly status reports for management which details the status of all current projects and notes any complications that may warrant further analysis by management. In monitoring projects, county staff contacts city managers, project representatives, housing authority personnel, city staff, engineers and other county staff working on the projects. Staff also ensures that all federal, state and county regulations are followed in the implementation of each project.

Sub-recipients of the County include Cities, Districts, Non-profit agencies, and Public Housing Agencies. All sub-recipients of CDBG funds enter into an agreement or contract with the County, which details the obligations of each party. Additionally, each sub-recipient works with a County Project Coordinator who closely monitors the progress and compliance of the project. The sub-recipient's project is further monitored by the County's Grant Administrator for performance and fiscal accountability at time reimbursement is requested.

TABLE F: FIVE AND ONE YEAR GOALS FOR PUBLIC FACILITIES AND PROJECTS

	FY 00-04 GOALS (5YRS)		FY 00-01 ACTION PLAN		FY 01-02 ACTION PLAN		FY 02-03 ACTION PLAN	
	Projects	Dollars	Projects	Dollars	Projects	Dollars	Projects	Dollars
PUBLIC FACILITY NEEDS								
Senior Centers	1	\$ 160,000	1	\$ 51,347	1	\$ 95,160		
Youth Centers	0							
Neighborhood Facilities	0		2	\$ 107,875	2	\$ 376,080		
Child Care Facilities	0							
Parks/Recreation Facilities	0		1	\$ 30,000	3	\$ 105,000	2	\$ 275,000
Other Public Facilities (Fire Prevention)	5	\$ 800,000	2	\$ 190,000	1	\$ 130,000	1	\$ 288,500
INFRASTRUCTURE IMPROVEMENTS								
Street/Curb/Gutter/Sidewalk/Drainage Imps	30	\$ 4,800,000	10	\$ 1,332,884	9	\$ 997,261	7	\$ 896,261
Water System Improvements	21	\$ 3,360,000	4	\$ 475,582	4	\$ 432,100	5	\$ 419,260
Sanitary Sewer Improvements	17	\$ 2,720,000	1	\$ 348,127	3	\$ 409,993	4	\$ 141,740
Other Infrastructure Improvements	0		1	\$ 105,187			1	\$ 187,845
ACCESSIBILITY NEEDS (ADA)	1	\$ 160,000	2	\$ 164,500	2	\$ 105,100	2	\$ 173,000
HISTORIC PRESERVATION (nonresidential)	0							
ECONOMIC DEVELOPMENT NEEDS								
Commercial-Industrial Rehabilitation	0				1	\$ 50,000	1	\$ 50,000
Commercial-Industrial Infrastructure	0							
Other Commercial-Industrial Improvements	0							
Micro Business	0							
Other Business	0							
Technical Assistance	0							
Economic Development/Job Generation	0		1	\$ 50,000	1	\$ 50,000		
OTHER COMMUNITY DEVELOPMENT NEEDS								
Energy Efficiency Improvements	0							
Lead Based Paint Hazards (nonresidential)	0							
Code Enforcement	0							
PLANNING	0		1	\$ 20,160	1	\$ 20,000		
Totals	75	\$ 12,000,000	26	\$ 2,875,662	28	\$ 2,770,694	23	\$ 2,431,606

APPENDIX A

PUBLIC COMMENTS

The citizen participation and consultation process is discussed on page 2. In summary, opportunities for public comments were available in public hearings in the cities submitting new projects for the CDBG program, in public meetings in unincorporated communities, and in public hearings before the Board of Supervisors. In addition, the Board of Supervisors had appointed three citizen groups to provide the Board with policy and funding recommendations for the Consolidated Plan: the Consolidated Plan Committee regarding the Plan itself, the Housing and Community Development Citizens' Advisory Committee (CAC) regarding Community Development Block Grant (CDBG) unincorporated area projects, and the Human Resources Advisory Board (HRAB) regarding CDBG-funded social programs and Emergency Shelter Grant. Key actions occurred on the following dates:

- July - October 2001: Public City Council and District Board meetings held to discuss community needs and establish local priorities, prior to submittal of applications.
- September 19, 2001: Countywide Public Hearing before Consolidated Plan Committee on needs and performance.
- October 17, 2001; November 28, 2001; January 16, 2002; February 20, 2002: Citizens' Advisory Committee met to review projects.
- January 29, 2002: Public hearing before Board of Supervisors to set amount to be spent in unincorporated areas for social service programs, area based policing, housing rehabilitation, and public facility/infrastructure. Motion carried 4-0.
- February 27, 2002, through May 15, 2002: weekly meetings of the Human Resources Advisory Board to review applications for CDBG and other social service agency funding resources and approve funding recommendations.
- March 27, 2002: Citizens' Advisory Committee approved project rankings and Consolidated Plan Committee recommends that the Board of Supervisors approve the Action Plan.
- March 23, 2002: Public comment period began with the publishing of public notice in the Fresno Bee.
- April 23, 2002: Board of Supervisors conducts public hearing and approves Action Plan for submission to HUD. Board accepted Citizen Advisory Committee recommendations.

No public comments were received at any of the meetings; nor were written comments received prior to publication of the Action Plan.

MODIFICATIONS

MARCH 20, 2002 DRAFT

- Increased estimated assisted households to 188, p. v.
- Revised amounts for Owner-Occupied Rehabilitation, New Family Rental Project, Rental Rehabilitation to reflect application from CHDO, pp. v, 7.
- Increased number of assisted families for Clovis CalHOME to 15, p. 5.
- Corrected errors in TABLE B, p. 6.
- Changed TABLE E to reflect CAC's tie-breaking votes for numbers 13, 16, and 19, p. 23.
- Corrected typos.

MARCH 28, 2002 DRAFT

- Corrected project name for Clovis Silver Ridge Section 108 Loan Repayment on TABLE D and on Community 2020 project sheet, p. 22 and 67.
- Corrected typos and minor edits.

APRIL 10, 2002 DRAFT

- Revised amount for Indirect Cost to reflect actual costs, and revised General Management Oversight and Coordination amount accordingly, pp. vi, 2, 77 and 78.
- Corrected typos.

APRIL 23, 2002

- Added projects for Clovis Helm Canal Pedestrian Bridge Reconstruction (02006) and Clovis Brookfield Park Area Street Overlays (02959) and revised Unallocated City Funds accordingly, on TABLE D and on Community 2020 Listing of Proposed Projects, p. 22, 60, 62, 95.
- Added comments on matching ESG funds, p. 11.
- Added sub-recipient monitoring paragraph, p. 24.
- Revised Public Comments page to say that no public comments were received, p. 27.
- Revised the eligibility regulation for project 0044 to "Low/Mod Area", p. 52.
- Revised the Project Description for project 0030 to provide current status of loan repayment, p. 64.
- Revised Project Description for project 0040 to shorten paragraph for spacing purposes, revised matrix code to read "03O" and revised project location to read "Addresses – Laton Volunteer Fire District Area, as defined above", p. 81.
- Revised the eligibility regulation for project 0006 to "Low/Mod Limited Clientele", p. 92.
- Revised the eligibility regulation for project 0019 to "Low/Mod Limited Clientele", p. 94.